



35 Spencers Orchard
Bradford on Avon, Wiltshire, BA15 1TJ


KINGSTONS

Beautifully modernised, this smart semi-detached home is nestled within the highly regarded Spencers Orchard development, offering convenient access to the Kennet & Avon Canal and within a level walk of various amenities, including Sainsbury's supermarket and the train station. The property boasts a lovely open-plan kitchen/dining room with double doors leading onto the garden, along with a useful garage, driveway, and enclosed garden. Perfectly suited for downsizing, first-time purchase, or second home investment, this property presents an exceptional opportunity.



Recently Renovated
Three Bedrooms
Sitting Room
Kitchen/Dining Room
Bathroom
Cloakroom
Garden
Garage
Driveway
Double Glazing
£375,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Entrance Hall

UPVC double glazed obscure entrance door, radiator.

Cloakroom

UPVC obscure double glazed window to front, wash hand basin, close coupled WC, tiled splashback, radiator.

Sitting Room

5.10m (16'9") max x 4.63m (15'2") max
UPVC double glazed window to front, radiator, stairs to first floor.

Kitchen/Dining Room

4.63m (15'2") x 2.63m (8'8")
UPVC double glazed double door to rear, UPVC double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink with swan neck mixer tap, tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, radiator, cupboard housing wall mounted gas boiler serving heating system and domestic hot water.

FIRST FLOOR

Landing

Double glazed window to side, cupboard housing hot water cylinder, loft hatch.

Bedroom 1

4.12m (13'6") x 2.69m (8'10")
UPVC double glazed window to front, radiator.

Bedroom 2

3.69m (12'1") x 2.58m (8'6")
UPVC double glazed window to rear, radiator.

Bedroom 3

2.72m (8'11") x 1.99m (6'6")
UPVC double glazed window to rear, radiator.

Bathroom

UPVC obscure double glazed window to front, fitted with three piece suite comprising bath, wash hand basin with storage under, bath with shower over, close coupled WC, shaver point, tiled splashbacks, extractor fan, radiator, tiled flooring.

EXTERNALLY

The enclosed rear garden is mainly laid to lawn with patio area, flower borders, gated side access, cold water tap. Front garden is mainly laid to lawn with shrub borders, driveway providing off road parking.

Garage

Up and over door to front, power and light connected, loft storage.

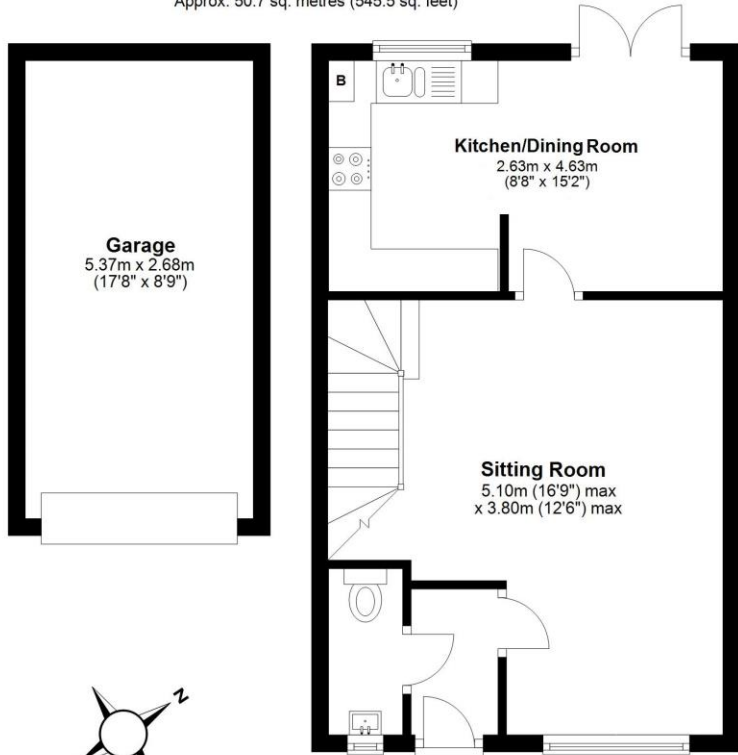
Council Tax:

Band D - £2,435.11 (April 2024 - March 2025 financial year)



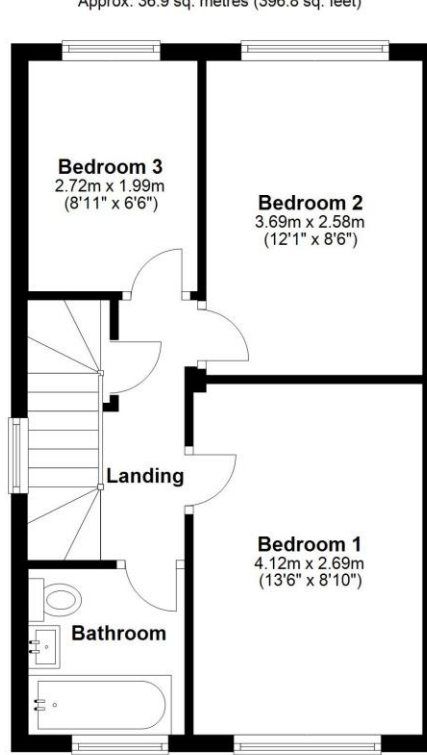
Ground Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

This representation is provided for general guidance and is not to scale. All measurements quoted are approximate.



Viewing: Strictly by appointment through the agent **Kingstons**.

Directions: From our office in Silver Street, proceed down the hill and over the town bridge. Take the second exit at the roundabout and again at the next onto Frome Road. Take the first exit at the next roundabout, before leaving Bradford on Avon, and again at the next roundabout onto Spencers Orchard. Continue past the first turning left and follow the road around to the left where number 35 will be found ahead.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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